from Southern Water

Planning Services
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Your ref
AWDM/0563/21

Our ref
PLAN-038420

Date
12/05/2021

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application for Approval of Details Reserved by Condition 13 (Foul and surface water drainage works) of previously approved AWDM/0948/18.
Site: AWDM/0563/21: - Former Regal House 45 to 49 Penhill Road, Lancing, West Sussex BN15 8HB.

Thank you for your letter dated 01/04/2021.

Southern Water shall have no objections to discharge condition 13 relating to foul drainage.

Southern Water cannot recommend discharge of condition 13 related to surface water drainage.

Southern Water has undertaken a desktop study of the impact of the proposed development on the existing public surface water network. The results of this assessment indicate that with a connection at the “practical point of connection”, as defined in the New Connections Services implemented from 1st April 2018, there is an increased risk of flooding if the proposed surface water run off rates are to be discharged at proposed connection points southernwater.co.uk/developing

Alternatively, if this is a brownfield site redevelopment, the developer can discharge surface water flow no greater than existing levels if proven to already be connected and it is ensured that there is no overall increase in flows into the surface water system. The developer will be required to provide a topographical site survey and/or a CCTV survey showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed surface water flow will be no greater than the existing contributing flows.

It should be noted that this area is served by a private surface water system, and the developer should therefore aim to discharge surface water flows to this private network, rather than the public foul sewer. The consent of the owner of the sewer to connect into the private surface water will be required.

Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670

For any further queries please contact us at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development

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